

Royal LePage In The Comox Valley

MARKET CONDITIONS

General market conditions as July 31, 2025.

Statistics provided from the Vancouver Island Real Estate Board.

RESIDENTIAL SINGLE FAMILY HOMES	July 2024	July 2025	PERCENT CHANGE
List	95	86	-9%
Unit Sales	56	71	27%
Average Sell Price	\$850,999	\$888,653	4%
Sell/List Ratio	59%	83%	
Active Listings	235	197	-16%

CONDOMINIUM (APT)	2024	2025	PERCENT CHANGE
List	37	30	-19%
Unit Sales	19	17	-11%
Average Sell Price	\$488,626	\$436,982	-11%
Sell/List Ratio	53%	57%	
Active Listings	97	95	-2%

CONDOMINIUM (ROW/TOWNHOMES)	2024	2025	PERCENT CHANGE
List	23	18	-22%
Unit Sales	16	15	-6%
Average Sell Price	\$648,705	\$545,867	-16%
Sell/List Ratio	67%	83%	
Active Listings	58	57	-2%

No comment waiting for Carney and the Donald to fix things

Below you will find an analysis showing active residential homes on the market as of July 31, 2025 by price range in comparison to previous twelve month sales.

12 MONTH SINGLE FAMILY HOME ANALYSIS

12 MONTH List/Sell Ratio		12 MONTH List/Sell Ratio	
\$300,000—\$399,999	0%	\$1,000,000—\$1,249,999	60%
0 Listings 0 Sales		48 Listings 138 Sales	
\$400,000—\$499,999	83%	\$1,250,000—\$1,499,000	52%
1 Listings 5 Sales		44 Listings 85 Sales	
\$500,000—\$599,999	76%	\$1,500,000—\$1,999,999	47%
6 Listings 26 Sales		28 Listings 43 Sales	
\$600,000—\$750,000	63%	\$2,000,000+	13%
33 Listings 105 Sales		30 Listings 9 Sales	
\$750,000—\$999,999	73%		
79 Listings 356 Sales			

SINGLE FAMILY HOME ANALYSIS SINCE JANUARY 2025

Below you will find an analysis showing active residential homes on the market as of July 31, 2025 by

Residential Inventory July 2025

Price Range	July 2025	Since Jan 1st
	Listings	Sales
\$300-399,999	0	0
\$400-499,999	1	3
\$500-599,999	6	13
\$600-749,900	33	69
\$750-999,999	79	215
\$1,000,000-1,249,999	48	80
\$1,250,000-1,499,999	44	64
\$1,500,000-1,999,999	28	24
\$2,000,000 +	30	7
Raw Land Sales	Current	Raw Land Sales
Single Family Lot	32 Listing	5 Sales
Waterfront Raw Law	9 Listings	0 Sales
Acreage	20 listings	7 Sales

SELLERS NEED TO KNOW

July, 2025

... And what it means

Average Price

MLS takes all the sales for a time period (usually a month or year) adds the dollar amount and divides by the number of sales.

** The month of July average is	\$888,653
The 12 month/year average is	\$908,753
Since January	\$923,560

Median Price

This is the absolute middle price, in other words, there are the same number of sales this price as there are above price.

The month of July is	\$852,500
The 12 month/year average is	\$865,000
Since January	\$871,875

Sell to List Ratio

This shows the percentage of sales in comparison to the amount of listings there are. Typically there is a monthly percentage and a yearly one. The higher the percentage, the busier the market. A stable market would typically be around 55-65%. A seller's market is over 65% and a buyer's market is below 55%.

The month of July is	83%
The 12 month/year average is	66%
Since January	60%

Seller to List Price Ratio

Is a percentage showing what the property sold for in comparison to it's list price. It is shown monthly and for the year.

** The month of July is	98%
The 12 month/year average is	98%
Since January	99%

** For the monthly figure this can be misleading. If there are disproportionate amount of higher or lower sales, it skews the average in that direction. All of these statistics can be broken down by area: Courtenay City, Comox, Cumberland, Courtenay East etc. They can be broken down by product: single family, condo apartment, condo townhouse, lots, acreage etc.

There is a wide variation of interpretation to these statistic and there are a number of other factors which influence them. At Royal LePage, we pride ourselves on keeping you as informed as we can on the market. We would be happy to meet with you to discuss this further.

DENMAN ISLAND: RESIDENTIAL - SINGLE FAMILY DETACHED (COMBINED)

	Current Month			12 Months to Date			Year to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	4	1	300.00%	42	28	50.00%	31	17	82.35%
Units Reported Sold	1	0		13	14	-7.14%	8	8	0.00%
Sell / List Ratio	25.00%	0.00%		30.95%	50.00%		25.81%	47.06%	
Reported Sales Dollars	\$1,330,000	\$0		\$13,754,500	\$13,385,000	2.76%	\$8,379,500	\$7,701,000	8.81%
Average Sell Price / Unit	\$1,330,000			\$1,058,038	\$956,071	10.67%	\$1,047,438	\$962,625	8.81%
Median Sell Price	\$1,330,000			\$917,500			\$912,000		
Sell Price / List Price	98.52%			94.55%	94.74%		93.98%	95.12%	
Days to Sell	100			45	109	-58.72%	37	135	-72.59%
Active Listings	18	9							

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Active Listings

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HORNBY ISLAND: RESIDENTIAL - SINGLE FAMILY DETACHED (COMBINED)

	Current Month			12 Months to Date			Year to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change	This Year	Last Year	% Change
Units Listed	5	4	25.00%	27	14	92.86%	19	11	72.73%
Units Reported Sold	0	0		8	9	-11.11%	3	2	50.00%
Sell / List Ratio	0.00%	0.00%		29.63%	64.29%		15.79%	18.18%	
Reported Sales Dollars	\$0	\$0		\$11,774,999	\$8,422,000	39.81%	\$3,555,000	\$1,563,000	127.45%
Average Sell Price / Unit				\$1,471,875	\$935,778	57.29%	\$1,185,000	\$781,500	51.63%
Median Sell Price				\$1,050,000			\$1,225,000		
Sell Price / List Price				97.35%	93.93%		99.05%	93.09%	
Days to Sell				73	66	10.61%	123	67	83.58%
Active Listings	16	9							

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